

**ORDINANCE NO. 20050825-038**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12317 DESSAU ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-05-0065.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 15.0 acre tract of land, more or less, out of the Samuel Cushing Survey A-164, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12317 Dessau Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The maximum number of residential units developed on the Property may not exceed 248 units.
3. The maximum number of residential units developed on the Property may not exceed 16.54 units per acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on September 5, 2005.

**PASSED AND APPROVED**

August 25, 2005

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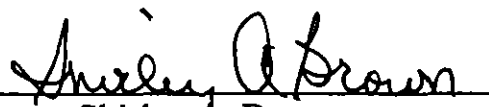
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

FIELD NOTE 684  
UDG # 05-328  
EXHIBIT "A"

DESSAU 21 MAJ LTD.  
ZONING  
SAMUEL CUSHING SURVEY, A-164

### DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 15.00 ACRES BEING A PORTION OF THE SAMUEL CUSHING SURVEY A-164, TRAVIS COUNTY, TEXAS, SAID 15.00 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 21.27 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO DESSAU 21 MAJ, LTD., EXECUTED ON JUNE 19, 1997 AND RECORDED IN VOLUME 12965, PAGE 186 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY, SAID 15.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe in the southeast right-of-way line of Dessau Road (R.O.W. varies), said iron pipe also being the north corner of the said 21.27 acre tract:

THENCE, with the northeast line of the said 21.27 acre tract, S48°44'00"E, 1665.19 feet to an iron rod at the east corner of same;

THENCE, with the southeast line of the said 21.27 acre tract, S42°19'00"W, 564.19 feet to an iron rod at the south corner of same;

THENCE, with the southwest line of the said 21.27 acre tract, the following four (4) courses:

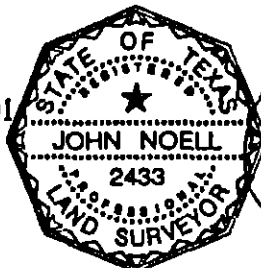
- 1) N48°45'00"W, 548.59 feet to an iron pipe;
- 2) N48°43'30"W, 316.07 feet to an iron pipe;
- 3) N48°43'00"W, 215.06 feet to an iron rod;
- 4) N48°44'00"W, 45.10 feet to a point;


THENCE, through the interior of the said 21.27 acre tract, the following two (2) courses:

- 1) N41°16'00"E, 534.15 feet to a point;
- 2) N48°44'00"W, 528.20 feet to a point in the said southeast right-of-way line of Dessau Road, same being a northwest boundary line of the said 21.27 acre tract;

THENCE, with the said line of Dessau Road, N37°45'30"E, 30.06 feet to the POINT OF BEGINNING and containing 15.00 acres of land.

Prepared by  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



  
John Noell, R.P.L.S. #2433  
Date: March 29, 2005  
Revised: April 21, 2005

Map Attached  
Bearing Basis: Volume 12965, Page 186, Real Property Records, Travis County, Texas

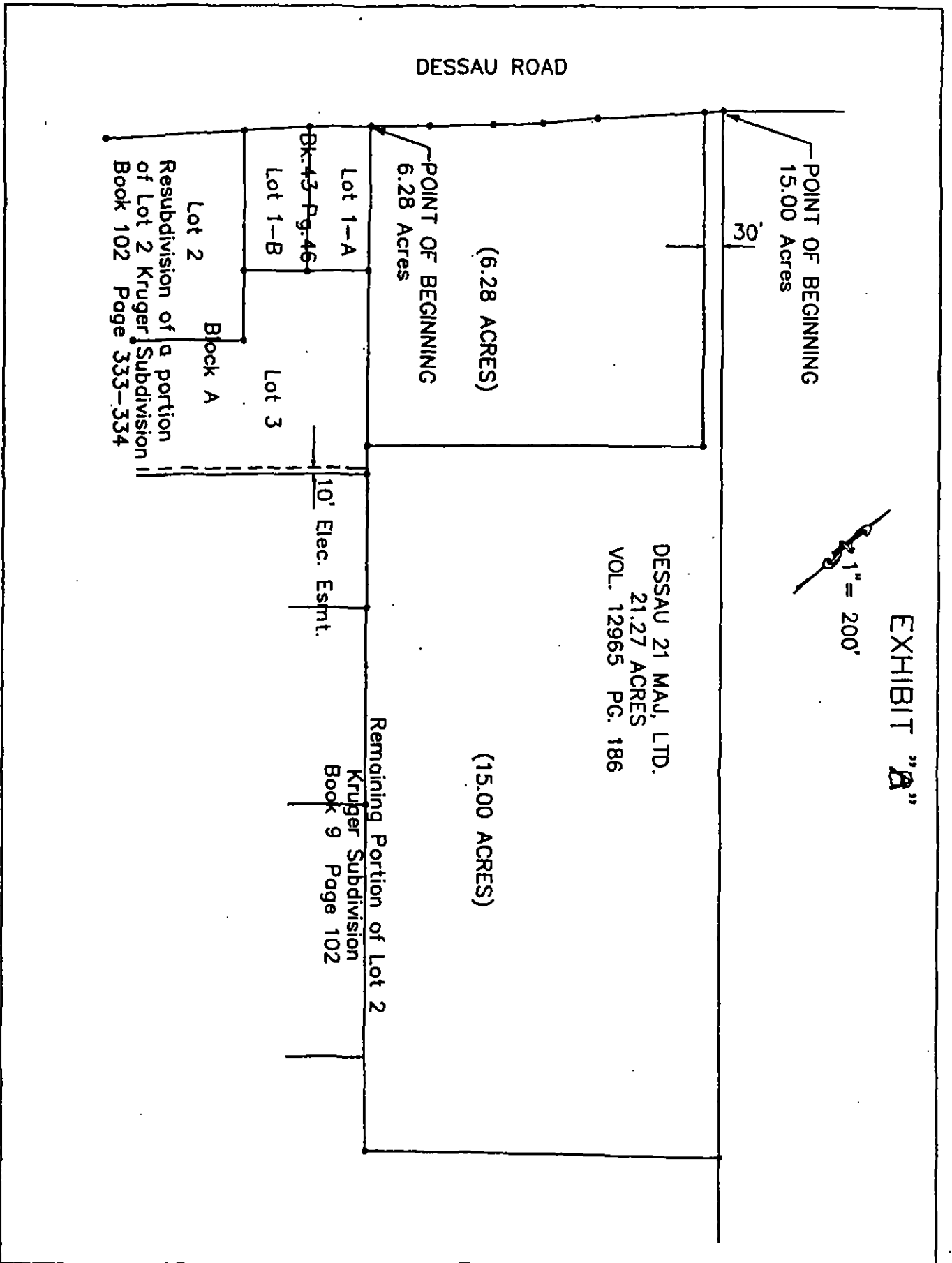
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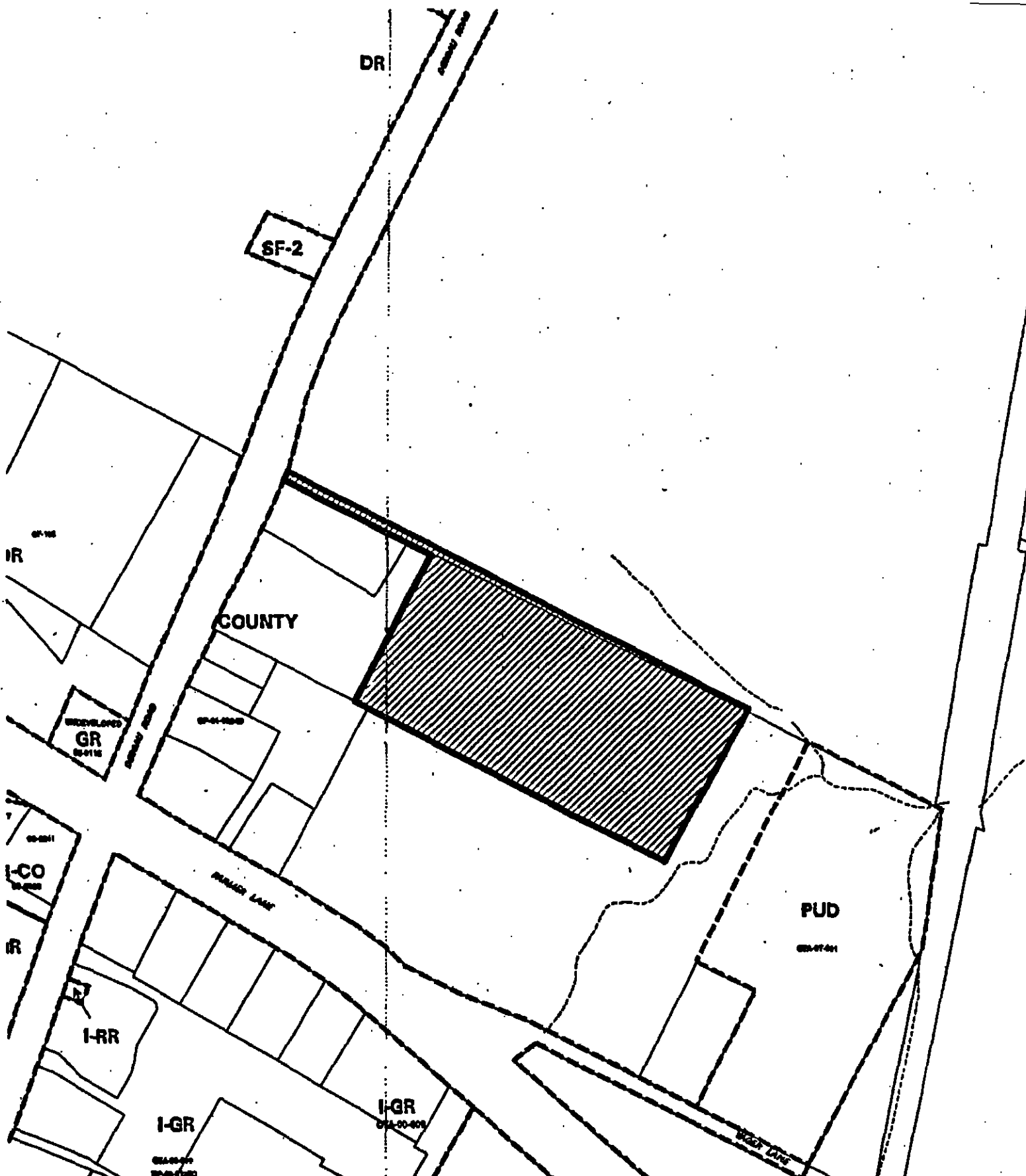
Austin Grid: MN32 & MP32





C:\Vetel\Krugger Tract - 05-328\Feld Note 684.wpd

EXHIBIT "A"

1" = 200'





 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER  P32
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0065.SH	DATE: 05-04	
	CASE MGR: S. GAGER		ADDRESS: 12317 DESSAU RD	INTLS: SM	
			SUBJECT AREA (acres): 15		